

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF ILLINOIS

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	Oak Creek Plaza, L.L.C.	
2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names		
3. Debtor's federal Employer Identification Number (EIN)	36-4207240	
4. Debtor's address	Principal place of business  150 South Wacker Drive, Suite 2100 Chicago, IL 60606 Number, Street, City, State & ZIP Code  Cook County	Mailing address, if different from principal place of business  P.O. Box, Number, Street, City, State & ZIP Code  Location of principal assets, if different from principal place of business 8-120 Oak Creek Plaza Mundelein, IL 60060 Number, Street, City, State & ZIP Code
5. Debtor's website (URL)		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify:	

Debtor **Oak Creek Plaza, L.L.C.**  
Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.  
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Oak Creek Plaza, L.L.C.**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency

Contact name

Phone

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

**15. Estimated Assets**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

**16. Estimated liabilities**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **Oak Creek Plaza, L.L.C.**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 10, 2016**  
MM / DD / YYYY

**X /s/ Ronald L. Boorstein**  
Signature of authorized representative of debtor  
  
Title **Managing Partner**

**Ronald L. Boorstein**  
Printed name

**18. Signature of attorney**

**X /s/ Paul M. Bach**  
Signature of attorney for debtor

Date **May 10, 2016**  
MM / DD / YYYY

**Paul M. Bach**  
Printed name

**Bach Law Offices**  
Firm name

**P.O. Box 1285**  
**Northbrook, IL 60065**  
Number, Street, City, State & ZIP Code

Contact phone **(847) 564-0808**

Email address **pnbach@bachoffices.com**

**06209530**  
Bar number and State

**Fill in this information to identify the case:**

Debtor name **Oak Creek Plaza, L.L.C.**  
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Law Offices of Ronald L. Boorstein 150 South Wacker Drive, Suite 450 Chicago, IL 60606						\$586,744.02
Brian B. Boorstein c/o Granite Creek Partners 222 West Adams Street, Suite 1980 Chicago, IL 60606						\$279,000.00
Dr. & Mrs. Michael Caplan 1331 Hilary Lane Highland Park, IL 60035						\$100,000.00
Oak Creek Plaza, Ltd. 150 South Wacker Drive, Suite 450 Chicago, IL 60606						\$99,366.23
SVI Properties 100 Premier Drive Orion, MI 48009						\$63,000.00
Snow Systems 600 N. Wolf Court Wheeling, IL 60090						\$24,000.00
FGMK, LLC 2801 Lakeside Dr. Third Floor Bannockburn, IL 60015						\$19,132.90

Debtor **Oak Creek Plaza, L.L.C.**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Meltzer, Purtill & Stelle, LLC 1515 E. Woodfield Road Second Floor Schaumburg, IL 60173						\$6,602.50
Julie M. Bordo, LLC 2410 Ewing Avenue Evanston, IL 60201						\$4,060.00
Storage Equity Concepts 150 S. Wacker Drive Chicago, IL 60606						\$3,000.00
Marc A. Boorstein 150 South Wacker Drive, Suite 450 Chicago, IL 60606						\$86.18

**United States Bankruptcy Court  
Northern District of Illinois**

In re **Oak Creek Plaza, L.L.C.**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

Number of Creditors: **29**

The above-named Debtor(s) hereby verifies that the list of creditors is true and correct to the best of my (our) knowledge.

Date: **May 10, 2016**

**/s/ Ronald L. Boorstein**

**Ronald L. Boorstein/Managing Partner**

Signer/Title

AT&T Fire Alarms  
PO Box 5080  
Carol Stream, IL 60197-5080

Barnes & Thornburg, LLP  
One North Wacker Dr  
Suite 4400  
Chicago, IL 60606

Brian B. Boorstein  
c/o Granite Creek Partners  
222 West Adams Street, Suite 1980  
Chicago, IL 60606

Commonwealth Edison  
Customer Care Center  
PO Box 805379  
Chicago, IL 60680-5379

Commonwealth Edison  
PO Box 6111  
Carol Stream, IL 60197

Dr. & Mrs. Michael Caplan  
1331 Hilary Lane  
Highland Park, IL 60035

FGMK, LLC  
2801 Lakeside Dr.  
Third Floor  
Bannockburn, IL 60015

Fitzgerald Lighting  
1585 Beverly Court  
Suite 104  
Aurora, IL 60502

Julie M. Bordo, LLC  
2410 Ewing Avenue  
Evanston, IL 60201

Kaplan Pavement Services  
14101 Lambs Lane  
Green Oaks, IL 60048



Law Offices of Ronald L. Boorstein  
150 South Wacker Drive, Suite 450  
Chicago, IL 60606

M.A.R.G. Brick Paving  
PO Box 6032  
Vernon Hills, IL 60061

Marc A. Boorstein  
150 South Wacker Drive, Suite 450  
Chicago, IL 60606

Meltzer, Purtill & Stelle, LLC  
1515 E. Woodfield Road  
Second Floor  
Schaumburg, IL 60173

MGN Kock-Key & Sfes, Inc.  
513 E. Hawley  
Mundelein, IL 60060

Northshore Gas  
PO Box 19083  
Green Bay, WI 54307-9083

Oak Creek Plaza, Ltd.  
150 South Wacker Drive, Suite 450  
Chicago, IL 60606

Snow Systems  
600 N. Wolf Court  
Wheeling, IL 60090

Spaceco, Inc.  
9575 W. Higgiens Road  
Suite 700  
Des Plaines, IL 60018

Storage Equity Concepts  
150 S. Wacker Drive  
Chicago, IL 60606

SVI Properties  
100 Premier Drive  
Orion, MI 48009

Thrivent Financial  
625 Fourth Ave. S  
Minneapolis, MN 55415-1624

Toptec  
Heating, Cooling, Plumbing & Elect.  
345 East Park Avenue  
Libertyville, IL 60048

Tyco Integrated Security, LLC  
PO Box 371967  
Pittsburgh, PA 15250-7967

Uline  
2200 S. Lakeside Dr  
Waukegan, IL 60085

USA Fire Protection, Inc.  
28427 North Ballard Drive  
Unit H  
Lake Forest, IL 60045

Village of Mundelein  
300 Plaza Circle  
Mundelein, IL 60060

Village of Mundelein  
440 E. Hawley  
Mundelein, IL 60060

Waste Management  
PO Box 4648  
Carol Stream, IL 60197-4648

**United States Bankruptcy Court  
Northern District of Illinois**

In re **Oak Creek Plaza, L.L.C.**

Debtor(s)

Case No.

Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Oak Creek Plaza, L.L.C.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Ronald L. Boorstein**  
**150 South Wacker Drive, Suite 450**  
**Chicago, IL 60606**

☐ None [*Check if applicable*]

**May 10, 2016**

Date

**/s/ Paul M. Bach**

**Paul M. Bach**

Signature of Attorney or Litigant  
Counsel for **Oak Creek Plaza, L.L.C.**  
**Bach Law Offices**  
**P.O. Box 1285**  
**Northbrook, IL 60065**  
**(847) 564-0808 Fax:(847) 564-0985**  
**pnbach@bachoffices.com**